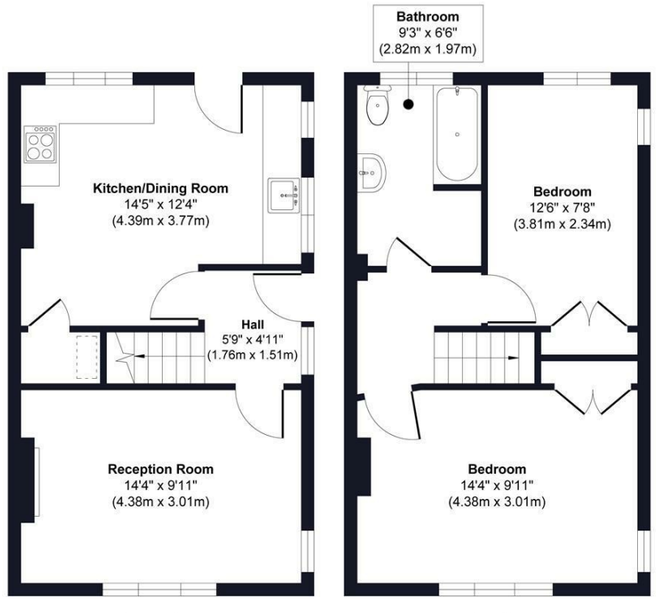


Ground Floor
Approximate Floor Area
365 sq. ft
(33.98 sq. m)

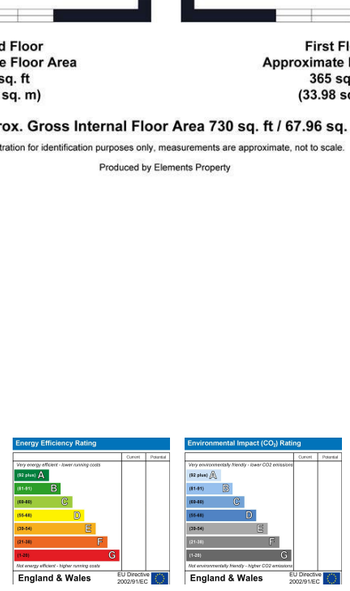
First Floor
Approximate Floor Area
365 sq. ft
(33.98 sq. m)

Approx. Gross Internal Floor Area 730 sq. ft / 67.96 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







3 Meadow Close, Balcombe, RH17 6NH

Guide Price £375,000 Freehold

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3 Meadow Close, Balcombe, RH17 6NH

5 Things We Love

Village location – Enjoy life in popular Balcombe, surrounded by beautiful countryside and local amenities.

Excellent connections – Balcombe mainline station offers direct services towards London and Brighton.

Generous rear garden – Plenty of outdoor space, with a patio and large lawn.

Extension potential – Scope to explore extending to the rear, subject to planning permission and consents (STPP).

End-of-terrace position – Two bedrooms, well-proportioned living accommodation and allocated parking.

Guide price £375,000 - £400,000

Situated in the popular village of Balcombe, this two-bedroom end-of-terrace house offers an excellent opportunity to enjoy village life, with beautiful surrounding countryside, local amenities and a mainline railway station providing direct connections towards London and Brighton. The property itself offers well-proportioned accommodation, a generous rear garden and allocated parking, making it an appealing choice for first-time buyers, downsizers or commuters seeking a village setting.

The Home...
Step inside to a welcoming entrance hall, leading through to a comfortable reception room, measuring approximately 14'4" x 9'11". A lovely space for relaxing and entertaining, the room benefits from a window to the front, and open fireplace, while offering plenty of room for sofas and additional furniture.

To the rear, the kitchen/dining room measures approximately 14'5" x 12'4", providing a generous and sociable space for everyday living. Fitted with a range of shaker units and wood effect work surfaces, the kitchen offers room for appliances, while the dining area provides space for a table and chairs. There is also a useful connection to the rear garden, making this a practical arrangement for everyday living and entertaining.

Upstairs, the landing leads to two bedrooms, both with fitted storage and the bathroom. The principal bedroom measures approximately 12'6" x 7'8", while the second bedroom measures approximately 14'4" x 9'11", offering flexibility as a further bedroom, guest room or home office.

The bathroom is fitted with a white suite, including a bath with shower over, wash basin and WC, completing the first-floor accommodation.

The Outside...
One of the property's particularly appealing features is the generous rear garden, offering considerably more outdoor space than might typically be expected from a home of this type. A spacious lawn provides plenty of room for children to play, entertaining friends or simply enjoying the warmer months, with established boundaries and mature greenery creating a pleasant setting.

An area of hardstanding adjoins the house provides a natural spot for outdoor dining, morning coffee or summer barbecues, while the garden's generous proportions offer scope for keen gardeners to make it their own.

To the front, the property benefits from allocated parking, providing convenient off-road parking.



Extension Potential...
The generous rear garden offers exciting potential for those looking to further enhance and enlarge the property, with scope to explore an extension to the rear, subject to obtaining the necessary planning permissions and consents (STPP). This provides an opportunity for prospective purchasers to consider how the house could be adapted to suit their own requirements.

Please note: Any proposed extension would be subject to the relevant permissions and consents. There is also a right of access to the garden from the neighbouring property. Prospective purchasers are advised to speak with the PSPhomes team for further information regarding the access arrangements.

The Location...
Set within the sought-after village of Balcombe, Meadow Close offers an appealing combination of village living, surrounding countryside and convenient transport connections.

Balcombe is a popular West Sussex village, known for its traditional village atmosphere and beautiful surrounding countryside. The village offers a range of everyday amenities, including a village shop, public house and primary school, while the surrounding footpaths and rural landscape provide plenty of opportunities for walking, cycling and enjoying the outdoors.

For commuters, Balcombe railway station provides direct rail connections towards London and Brighton, making the village a popular choice for those seeking a more rural lifestyle without losing access to major employment centres. The larger town of Haywards Heath is also within easy reach, offering a wider selection of shops, restaurants, leisure facilities and further transport connections.

With its village setting, generous garden and convenient parking, 3 Meadow Close offers an opportunity to enjoy the best of Mid Sussex living.

Important Information...
Tenure: Freehold
Title Number: TBC
Council Tax Band: TBC
EPC Rating: TBC
Local Authority: Mid Sussex District Council
Services: Mains electricity, water, drainage and gas (not tested – subject to verification).
Parking: Allocated parking space.
Garden Access: There is a right of access to the garden from the neighbouring property. Prospective purchasers are advised to speak with the PSPhomes team for further information regarding the access arrangements.
Extension Potential: The property may offer potential for extension to the rear, subject to the necessary planning permissions and consents (STPP). Buyers should make their own enquiries regarding feasibility.





